



SALES LETTINGS MANAGEMENT

**CHIDDICKS**

HOMES.CO.UK



## Pub

Hamlet Road, Southend on Sea, SS1 1HH

**£2,500** per month



- Freehouse • Landmark Building • Iconic Venue • City of Southend on Sea • Long Established • Outside Seating • Ground Floor & Basement • Fixtures & Fittings P.O.A • Experience Essential • Keys Held for Accompanied Viewings





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Located in the City of Southend on Sea, this long-established Freehouse Pub is a true landmark building in Essex. This much-loved establishment is now ready to go, offering a rare opportunity for pub owners to take over a piece of history.

Boasting a spacious 173 sqm, this Freehouse Pub features an outside seating area, perfect for guests to enjoy the bustling city centre just a stone's throw away. With mainline train stations and the scenic seafront within close proximity, with ample passing traffic.

Don't miss out on the chance to occupy this iconic pub in a prime location. Contact us now to arrange a viewing and experience the charm and character of this historic establishment for yourself.



## Property Description

### Ground Floor

Main Bar Area - 29' 2" x 27' 5" (8.91m x 8.36m)

Secondary Bar Area - 23' 4" x 19' 5" (7.12m x 5.95m)

Male & Female Toilets -

Basement - 60' 9" x 29' 6" (18.53m x 9m)

**Lease Terms** - The premise is available on a new full repairing and insuring lease at a rent of £30,000 per annum and a premium of P.O.A for the equipment/appliances and fixtures and fittings. Referencing fees apply.

**Business Rates** - The 2023 to present rating assessment describes the property as public house and premises with a value of £6,400.

**Legal Costs** - Please note: The incoming tenant is to be responsible for landlords reasonable legal costs.

**Services** - We have been advised that the property benefits from mains services but we advise the tenants to check as to there adequateness themselves and that the property and any equipment is fit for purpose.

**Fixtures & Fittings** - A full photographic inventory has been recorded and a premium of P.O.A.

**Permitted Opening Times** - On Sunday to Thursdays 10am to 12 midnight.  
On Fridays and Saturdays 10am to 1am the following morning.

**CEPC Rating - B** - Full details of this can be found on on the government portal [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)

**Viewings** - All viewings will be conducted by Chiddicks Homes and their commercial department. Please call on 01702 690 007.







